

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
WORKSESSION/REGULAR MEETING
OCTOBER 14, 2010**

APPROVED 11/4/10

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Worksession/Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Jaymee Hodges, Chairman
William Martin
Richard Bonsignore
Ann Costello
Councilwoman Cynthia Waneck
Thomas Constantine
Philip Cerruti
Daniel Olivier (Alt. #1)
Otokar von Bradsky (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By James Stevens, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: Mayor Birkner (excused absence)
James Schluter, Vice-Chairman (excused absence)

Otokar von Bradsky stated he listened to the tape of the 9/23/10 meeting and signed a Certification.

(WWPB 10/14/10)

4. MINUTES: The Minutes of **9/23/10** were scheduled to be approved at the next public meeting on 10/28/10.

5. CORRESPONDENCE: None

A motion to go into **Closed Session** to discuss litigation was made by Mr. Martin and seconded by Ms. Costello and carried. The Board went into Closed Session at approximately 8:10 p.m.

A motion to return to **Open Session** was made by Mr. Cerruti and seconded by Ms. Costello and carried. The Board returned to open Session at approximately 8:40 p.m.

A motion to go into **Open Public Session** was made by Councilwoman Waneck and seconded by Ms. Costello and carried.

6. RESOLUTIONS:

1. Misha, 266 Fourth Avenue, Block 21101, Lot 2 - (Jaymee Hodges recused) - The Board Attorney read the Resolution adopting the findings of the Board into the record. A motion to adopt the Resolution was made by Ms. Costello and seconded by Mr. Cerruti. On roll call vote, Mr. Martin, Mr. Constantine, Mr. Cerruti, Ms. Costello, Mr. Bonsignore, Councilwoman Waneck, Mr. Olivier, and Mr. von Bradsky voted yes.

7. VOUCHERS: None

8. PENDING NEW BUSINESS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. 9 Van Buren LLC, 20 Carver Avenue (Academy Electric) - Scheduled for 10/28/10;

A motion to return to **Worksession** was made by Councilwoman Waneck and seconded by Ms. Costello and carried.

10. DISCUSSIONS:

1. COAH - Ed Snieckus stated that with respect to COAH, the Court overturned the growth share determination

(WWPB 10/14/10)

2. Ordinance #06-11 - Amendment to LB Zone - Ed Snieckus, Burgis Associates Memo dated 9/8/10 - Mr. Snieckus reviewed the Board was to give any opinion as to other uses that would seem acceptable for the zone, and he would thereafter draft the ordinance with recommendations for the Governing Body. Councilwoman Waneck advised the ordinance would have to be introduced for the 12/7/10 meeting in order to be adopted this year.

Board Members gave their opinions. Mr. von Bradsky suggested used car dealership only in conjunction with a new car dealership. Ms. Costello agreed and suggested sporting goods store, hardware store, mini golf. Mr. Martin was concerned about dimensional requirements. He would take out accessory drive-throughs and bank drive-throughs and eliminate banks. Mr. Snieckus noted bank and bank drive-throughs were permitted in the LB zone, but they would be changing that. Mr. Hodges, to recap, stated LB3 would include banks, but exclude bank drive-throughs and LB1 would remain the same. Mr. Olivier agreed. Councilwoman Waneck was concerned about the possibility of two lots being joined, would not want a retail corridor and would want to keep mixed use. Mr. Bonsignore expressed concern that he did not favor the retail reference simply because of traffic. He gave details and questioned how we could control retail and pedestrian numbers. Also, Mr. Bonsignore was concerned about left-hand turns. Mr. Martin said there would be scrutiny and traffic studies. The County Planning Board also has to approve the turning movements. Chairman Hodges would like to see Item 1A (appliances, furniture and office equipment) in the LB1 zone not in the LB3.

Mr. Bonsignore and Mr. Schluter stated they would be out of town for the next meeting Richard Bonsignore, being the next most senior member of the Board, would act as Chairman.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:55 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary